

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

DECEMBER 2, 2004

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

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Las Vegas City Council

Mayor Oscar B. Goodman
Mayor Pro-Tem Gary Reese, Ward 3
Councilman Larry Brown, Ward 4
Councilman Lawrence Weekly, Ward 5
Councilman Michael Mack, Ward 6
Councilwoman Janet Moncrief, Ward 1
Councilman Steve Wolfson, Ward 2

Commissioners

Richard Truesdell, Chairman
Todd Nigro, Vice-Chairman
Byron Goynes
Laura McSwain
Steven Evans
Leo Davenport
David Steinman

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE. UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

COMMISSIONERS BRIEFING: 5:15 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. Applicants and other interested parties may be asked for information or presentations by the Planning Commission. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Clark County Government Center, 500 South Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza

MINUTES: Approval of the **October 17 and November 4, 2004** Planning Commission Meeting minutes by reference (___ vote)

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. ABEYANCE - TMP-5356 - TENTATIVE MAP - CHEYENNE/CAMPBELL (A COMMERCIAL SUBDIVISION) - APPLICANT: INVESTORS REALTY GROUP - OWNER: SAN GREGARIO, LLC AND CAMPBELL 2.5, LLC - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUDIVISION on 5.36 acres adjacent to the northwest corner of Cheyenne Avenue and Campbell Road (APN 138-08-401-008 and 009), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to O (Office), Ward 4 (Brown).
2. TMP-5447 - TENTATIVE MAP - CHEYENNE AND HUALAPAI BUSINESS CENTER - APPLICANT/OWNER: LONE MOUNTAIN PLAZA, LLC - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 4.00 acres adjacent to the northeast corner of Cheyenne Avenue and Hualapai Way (APN 138-07-401-016),U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).
3. TMP-5474 - TENTATIVE MAP - SHADOW MOUNTAIN COMMERCIAL SUBDIVISION - APPLICANT: SHADOW MOUNTAIN MARKETPLACE - OWNER: GEORGE FILIOS TRUST R-501, ET AL - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 35.82 acres adjacent to the northwest corner of Decatur Boulevard and the 215 Beltway (APN 125-24-802-001,-002,-003,-004,-007,-010, and -011), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack).
4. TMP-5489 - TENTATIVE MAP - BUNKER COMMONS III - APPLICANT: S.B.A. DEVELOPMENT, INC.- OWNER: S F INVESTMENTS, LLC - Request for a Tentative Map FOR A NINE-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 2.5 acres adjacent to the southwest corner of Peak Drive and Bronco Street (APN 138-14-701-003) U (Undeveloped) [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-1 (Single Family Residential) Zone, Ward 6 (Mack).

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5. **TMP-5492 - TENTATIVE MAP - STREAMLINE TOWER - APPLICANT/OWNER: STREAMLINE TOWER L.L.C.** - Request for a Tentative Map FOR A 253-UNIT MIXED-USE DEVELOPMENT on 1.03 acres adjacent to the southeast corner of Las Vegas Boulevard and Ogden Avenue (APN 139-34-611-056), C-2 (General Commercial) Zone, Ward 5 (Weekly).
6. **TMP-5494 - TENTATIVE MAP - ST. CROIX APARTMENTS - APPLICANT: STANLEY CONSULTANTS INC.- OWNER: SNIP ST.CROIX LIMITED PARTNERSHIP** - Request for a Tentative Map FOR THE CONVERSION OF A 256-UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 10.62 acres at 6661 Silverstream Avenue (APN 138-26-302-002 and 138-26-401-002), R-3 (Medium Density Residential), Ward 2 (Wolfson).

ONE MOTION – ONE VOTE:

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE NON-PUBLIC AND PUBLIC HEARING ITEMS THAT HAVE NO PROTESTS, WAIVERS FROM THE CODE OR CONDITION CHANGES BY THE APPLICANT OR STAFF. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PUBLIC OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF, SHOULD REQUEST TO HAVE THAT ITEM REMOVED FROM THIS PART OF THE AGENDA.

7. **SUP-5422 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KAHUNA GRILL LAKE MEAD, LLC - OWNER: AMERICAN PACIFIC CAPITAL PAVILION COMPANY, L.L.C.** - Request for a Special Use Permit and a Waiver from the 400 foot distance separation requirement for a City Park FOR A SUPPER CLUB at 7341 West Lake Mead Boulevard (APN 138-22-317-003), C-1 (Limited Commercial) Zone, Ward 4 (Brown).
8. **SUP-5423 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC** - Request for a Special Use Permit FOR A CONVENIENCE STORE (WITH FUEL PUMPS) adjacent to the northeast corner of Durango Drive and Oso Blanca Road (APN 125-17-701-001), T-C (Town Center) Zone, [SC-TC (Service Commercial) Town Center Special Land Use Designation], Ward 6 (Mack).

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9. **SUP-5424 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC** - Request for a Special Use Permit FOR A CAR WASH (AUTOMATIC) adjacent to the northeast corner of Durango Drive and Oso Blanca Road (APN 125-17-701-001), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Mack).
10. **SUP-5425 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC** - Request for a Special Use Permit FOR ALCOHOLIC BEVERAGE SALES / LIQUOR STORE adjacent to the northeast corner of Durango Drive and Oso Blanca Road (APN 125-17-701-001), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Mack).
11. **SUP-5426 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC** - Request for a Special Use Permit FOR AN AUTO REPAIR GARAGE (MINOR) adjacent to the northeast corner of Durango Drive and Oso Blanca Road (APN 125-17-701-001), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Mack).
12. **SUP-5427 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC** - Request for a Special Use Permit FOR A RESTAURANT (WITH DRIVE-THRU) adjacent to the southwest corner of Farm Road and Oso Blanca Road (APN 125-17-301-003), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Mack).
13. **SUP-5428 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC** - Request for a Special Use Permit FOR A RESTAURANT (WITH DRIVE-THRU) adjacent to the southwest corner of Farm Road and Oso Blanca Road (APN 125-17-301-003), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Mack).
14. **SUP-5429 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC** - Request for a Special Use Permit FOR A RESTAURANT (WITH DRIVE-THRU) adjacent to the southwest corner of Farm Road and Oso Blanca Road (APN 125-17-301-003), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Mack).

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15. **SUP-5430 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC** - Request for a Special Use Permit FOR A RESTAURANT (WITH DRIVE-THRU) adjacent to the southwest corner of Farm Road and Oso Blanca Road (APN 125-17-301-003), T-C (Town Center) Zone, [SC-TC (Service Commercial) Town Center Special Land Use Designation], Ward 6 (Mack).
16. **SUP-5431 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC** - Request for a Special Use Permit FOR A SUPPER CLUB adjacent to the southwest corner of Farm Road and Oso Blanca Road (APN 125-17-301-003), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Mack).
17. **SUP-5432 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC** - Request for a Special Use Permit FOR A SUPPER CLUB adjacent to the southwest corner of Farm Road and Oso Blanca Road (APN 125-17-301-003), T-C (Town Center) Zone, [SC-TC (Service Commercial) Town Center Special Land Use Designation], Ward 6 (Mack).
18. **SUP-5433 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC** - Request for a Special Use Permit FOR A SUPPER CLUB adjacent to the southwest corner of Farm Road and Oso Blanca Road (APN 125-17-301-003), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Mack).
19. **SUP-5434 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC** - Request for a Special Use Permit FOR SUPPER CLUB adjacent to the southwest corner of Farm Road and Oso Blanca Road (APN 125-17-301-003), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Mack).
20. **SUP-5435 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC** - Request for a Special Use Permit FOR SUPPER CLUB adjacent to the southwest corner of Farm Road and Oso Blanca Road (APN 125-17-301-003), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Mack).

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21. **SDR-5493 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: COLERAINE CAPITAL GROUP, INC - OWNER: BOULDERS APARTMENTS, LLC** - Request for a Site Development Plan Review FOR THE CONVERSION OF A 388 UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 21.30 acres at 3450 North Hualapai Way (APN 138-07-301-002,-008,-009, and 138-07-401-002), PD (Planned Development) Zone, Ward 4 (Brown).
22. **VAC 5408 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: SHADOW HILLS PLAZA, LLC** - Petition to Vacate a Drainage Easement generally located between Cheyenne Avenue and Buckskin Avenue, west of Shady Timber Street, Ward 4 (Brown).
23. **VAC-5464 - VACATION - PUBLIC HEARING - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LLC** - Petition to Vacate a portion of Maggie Avenue generally located east of Maverick Street, Ward 6 (Mack).
24. **VAC-5477 - VACATION - PUBLIC HEARING - APPLICANT: CW GROUP - OWNER: FORT APACHE/CHEYENNE HOLDINGS LLC** - Petition to Vacate U.S. Government Patent Easements generally located west of Fort Apache Road and north of Cheyenne Avenue, Ward 4 (Brown).

PUBLIC HEARING ITEMS:

25. **ABEYANCE - GPA-5102 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION INC.** - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 3.40 acres adjacent to the north side of Wales Green Lane, approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue (APN 140-31-801-001), Ward 3 (Reese).
26. **ABEYANCE - VAR-5113 - VARIANCE RELATED TO GPA-5102 - PUBLIC HEARING - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION INC** - Request for a Variance TO ALLOW AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) ZONING DISTRICT ON 3.40 ACRES WHERE FIVE ACRES IS THE MINIMUM REQUIRED north of Wales Green Lane, approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue (APN 140-31-801-001), R-1 (Single-Family Residential) Zone [PROPOSED: R-PD11 (Residential Planned Development - 11 Units per Acre) Zone], Ward 3 (Reese).

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27. **ABEYANCE - ZON-5106 - REZONING RELATED TO GPA-5102 AND VAR-5113 - PUBLIC HEARING - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION INC** - Request for a Rezoning FROM: R-1 (SINGLE-FAMILY RESIDENTIAL) TO: R-PD11 (RESIDENTIAL PLANNED DEVELOPMENT - 11 UNITS PER ACRE) on 3.40 acres north of Wales Green Lane, approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue (APN 140-31-801-001), Ward 3 (Reese).
28. **ABEYANCE - VAR-5110 - VARIANCE RELATED TO GPA-5102, VAR-5113 AND ZON-5106 - PUBLIC HEARING - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION INC** - Request for a Variance TO ALLOW ZERO ACRES OF OPEN SPACE WHERE 0.61 ACRES IS THE MINIMUM REQUIRED in conjunction with a proposed 37-lot single family residential development on 3.40 acres north of Wales Green Lane, approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue (APN 140-31-801-001), R-1 (Single-Family Residential) Zone [PROPOSED: R-PD11 (Residential Planned Development - 11 Units per Acre)], Ward 3 (Reese).
29. **ABEYANCE - WVR-5294 - WAIVER RELATED TO GPA-5102, VAR-5113, ZON-5106 AND VAR-5110 - PUBLIC HEARING - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION INC** - Request for a Waiver of TITLE 18.12.100 TO ALLOW 32-FOOT WIDE PRIVATE STREETS WHERE 39 FEET IS THE MINIMUM REQUIRED WITH ROLL CURBS, AND OF TITLE 18.12.130, TO ALLOW A DRIVE IN EXCESS OF 150 FEET WITHOUT A CIRCULAR TURNAROUND OR EMERGENCY ACCESS GATE on 3.40 acres north of Wales Green Lane, approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue (APN 140-31-801-001), R-1 (Single-Family Residential) Zone [PROPOSED: R-PD11 (Residential Planned Development – 11 Units per Acre)], Ward 3 (Reese).
30. **ABEYANCE - SDR-5108 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5102, VAR-5113, ZON-5106, VAR-5110 AND WVR-5294 - PUBLIC HEARING - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION INC** - Request for a Site Development Plan Review FOR A 37-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 3.40 acres north of Wales Green Lane, approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue (APN 140-31-801-001), R-1 (Single-Family Residential) Zone [PROPOSED: R-PD11 (Residential Planned Development – 11 Units per Acre)], Ward 3 (Reese).

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31. **ABEYANCE - RENOTIFICATION - SDR-5179 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SANDHURST DEVELOPMENT, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 35 STORY MIXED-USE DEVELOPMENT IN PARKWAY CENTER TO INCLUDE 413 RESIDENTIAL UNITS AND 35,435 SQUARE FEET OF COMMERCIAL SPACE on 3.23 acres on the north side of Iron Horse Court, approximately 300 feet east of Grand Central Parkway, (APN 139-33-810-006), PD (Planned Development) Zone, Ward 5 (Weekly).
32. **ZON-5488 - REZONING - PUBLIC HEARING - APPLICANT: ALL INVESTMENTS, LLC - OWNER: LAWRENCE E. LERMUSIAUX FAMILY TRUST** - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on 5.00 acres adjacent to the northeast corner of Farm Road and Jensen Street (APN 125-18-201-008), Ward 6 (Mack).
33. **WVR-5603 - WAIVER RELATED TO ZON-5488 - PUBLIC HEARING - APPLICANT: ALL INVESTMENTS, LLC - OWNER: LAWRENCE E. LERMUSIAUX FAMILY TRUST** - Request for a Waiver to Title 18.12.160 TO ALLOW APPROXIMATELY 180 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED adjacent to the northeast corner of Farm Road and Jensen Street (APN: 125-18-201-008), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 6 (Mack).
34. **SDR-5490 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-5488 AND WVR-5603 - PUBLIC HEARING - APPLICANT: ALL INVESTMENTS, LLC - OWNER: LAWRENCE E. LERMUSIAUX FAMILY TRUST** - Request for a Site Development Plan Review FOR A 21-LOT SINGLE-FAMILY DEVELOPMENT on 5.00 acres (4.2 units per acre) adjacent to the northeast corner of Farm Road and Jensen Street (APN 125-18-201-008), U (Undeveloped) [PCD (Planned Community Development) General Plan Designation], [PROPOSED: PD (Planned Development)], Ward 6 (Mack).
35. **SUP-5457 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LPN ARCHITECT - OWNER: BRE/ESA PROPERTIES, L.L.C.** - Request for a Special Use Permit FOR A 120-UNIT RESIDENCE HOTEL at 2000 Paradise Road (APN 162-03-411-012), R-5 (Apartment) Zone, Ward 3 (Reese).

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36. **VAR-5459 - VARIANCE RELATED TO SUP-5457 - PUBLIC HEARING - APPLICANT: LPN ARCHITECT - OWNER: BRE/ESA PROPERTIES, L.L.C.** - Request for a Variance TO ALLOW A BUILDING HEIGHT OF 61 FEET WHERE 55 FEET IS THE MAXIMUM ALLOWED FOR A PROPOSED RESIDENCE HOTEL on 1.63 acres at 2000 Paradise Road (APN 162-03-411-012), R-5 (Apartment) Zone, Ward 3 (Reese).
37. **VAR-5458 - VARIANCE RELATED TO SUP-5457 AND VAR-5459 - PUBLIC HEARING - APPLICANT: LPN ARCHITECT - OWNER: BRE/ESA PROPERTIES, L.L.C.** - Request for a Variance TO ALLOW 107 PARKING SPACES WHERE 120 SPACES ARE REQUIRED FOR A PROPOSED 120-UNIT RESIDENCE HOTEL on 1.63 acres at 2000 Paradise Road (APN 162-03-411-012), R-5 (Apartment) Zone, Ward 3 (Reese).
38. **SDR-5456 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5459, VAR-5458 AND SUP-5457 - PUBLIC HEARING - APPLICANT: LPN ARCHITECT - OWNER: BRE/ESA PROPERTIES, L.L.C.** - Request for a Site Development Plan Review and Waivers of landscaping standards FOR A 120-UNIT RESIDENCE HOTEL on 1.63 acres at 2000 Paradise Road (APN 162-03-411-012), R-5 (Apartment) Zone, Ward 3 (Reese).
39. **VAR-5483 - VARIANCE - PUBLIC HEARING - APPLICANT: H.E.L.P. DEVELOPMENT CORP. - OWNER: CITY OF LAS VEGAS** - Request for a Variance TO ALLOW 50 PARKING SPACES WHERE 107 PARKING SPACES ARE REQUIRED FOR A PROPOSED 75-UNIT SINGLE ROOM OCCUPANCY HOUSING COMPLEX on 4.84 acres approximately 500 feet south of the intersection of Owens Avenue and Main Street (APN 139-27-502-015), C-V (Civic District) Zone, Ward 5 (Weekly).
40. **SDR-5481 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5483 - PUBLIC HEARING - APPLICANT: H.E.L.P. DEVELOPMENT CORP. - OWNER: CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A 75-UNIT SINGLE ROOM OCCUPANCY HOUSING COMPLEX on 4.84 acres approximately 500 feet south of the intersection of Owens Avenue and Main Street (APN 139-27-502-015), C-V (Civic District) Zone, Ward 5 (Weekly).
41. **VAR-5462 - VARIANCE - PUBLIC HEARING - APPLICANT: GEMINI TRUST AND LIZ THOMPSON - OWNER: GEMINI TRUST** - Request for a Variance TO ALLOW A SEVEN-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED HOME ADDITION on 0.59 acres at 3909 Leon Avenue (APN 138-12-110-035), R-E (Residence Estates) Zone, Ward 6 (Mack).

11-24-2004 10:42 AM

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42. **VAR-5484 - VARIANCE - PUBLIC HEARING - APPLICANT: TETRA TECH, INC.- OWNER: SPINNAKER HOMES V, LLC** - Request for a Variance TO ALLOW A PROPOSED 17-FOOT FRONT SET BACK WHERE 18 FEET IS REQUIRED for a proposed single-family dwelling on Lot 24 of the Spinnaker at Town Center 1 Unit 4 Subdivision located approximately at the southeast corner of Dorrell Lane and Fort Apache Road (APN 125-20-201-009, 010, and 029), U (Undeveloped) [TC (Town Center) General Plan Designation] Under Resolution of Intent to T-C (Town Center) Zone, Ward 6 (Mack).
43. **WVR-5487 - WAIVER - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: THE KUSHROW ROOHANI FAMILY TRUST** - Request for a Waiver of Title 18.12.510 AND SECTION D.2.A.6 OF THE TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW AN EIGHT-FOOT RETAINING WALL WHERE SIX FEET IS THE MAXIMUM ALLOWED on 15 acres along the south side of Elkhorn Road, between Campbell Road and Durango Drive (APN 125-20-101-007, 015, and 016), T-C (Town Center) Zone, Ward 6 (Mack).
44. **SUP-5471 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AMY MARTIN/ CORNERSTONE - OWNER: SID-BRI INVESTMENTS LLC** - Request for a Special Use Permit FOR A FACILITY TO PROVIDE TESTING, TREATMENT, OR COUNSELING FOR DRUG OR ALCOHOL ABUSE at 3150 West Sahara Avenue, Suite B22 (APN 162-05-403-002), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
45. **SUP-5472 - SPECIAL USE PERMIT RELATED TO SUP-5471 - PUBLIC HEARING - APPLICANT: AMY MARTIN/ CORNERSTONE - OWNER: SID-BRI INVESTMENTS LLC** - Request for a Special Use Permit FOR A SEX OFFENDER COUNSELING FACILITY at 3150 West Sahara Avenue, Suite B22 (APN 162-05-403-002), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
46. **SDR-5312 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CORONADO RANCHO, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 40,016 SQUARE-FOOT OFFICE COMPLEX OF EIGHT SINGLE-STORY BUILDINGS on 3.30 acres adjacent to the east side of Decatur Boulevard, approximately 875 feet north of Smoke Ranch Road (APN a portion of 139-18-410-004), C-M (Commercial/Industrial) Zone, Ward 5 (Weekly).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

DECEMBER 2, 2004

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

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47. **SDR-5452 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: PRO REALTY PARTNERS, LLC - OWNER: E & F HORIZONS ASSOCIATES, LLC** - Request for a Site Development Plan Review FOR THE CONVERSION OF A 408 UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 20.20 acres at 8600 West Charleston Boulevard (APN 138-32-801-001), R-3 (Medium Density Residential) Zone, Ward 2 (Wolfson).
48. **ABEYANCE - VAR-5227 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: COKE AND MAGGIE L.L.C.** - Request for a Variance TO ALLOW A 25-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND TO ALLOW A 25-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED on 10.25 acres adjacent to the northeast corner of Maggie Avenue and Coke Street (APN 125-09-501-003), U (Undeveloped) Zone [RE (Rural Estates) General Plan Designation], Ward 6 (Mack).

DIRECTOR'S BUSINESS:

49. **DIR-5543 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to Adopt the Northwest Open Space Plan as an Element of the Master Plan 2020 for property generally located north of Cheyenne Avenue, west of Decatur Boulevard, and east of Puli Drive, Ward 4 (Brown) and Ward 6 (Mack).

CITIZENS PARTICIPATION:

PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.

Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is 386-9108.